

**Northgate Stakeholders Group Comprehensive Plan Subcommittee Recommendation for
Addressing Northgate State Environmental Policy Act (SEPA) Policies
July 12, 2004**

Background

As part of the adoption of the Northgate Area Comprehensive Plan (NACP) in 1993, the City adopted Ordinance 116770. This Ordinance identified 9 NACP implementation guidelines as policies that “may serve as the basis of exercising substantive SEPA authority” when reviewing Master Use Permit applications in Northgate. Two recent Council resolutions have called for moving the NACP goals and policies to the City’s Comprehensive Plan, and addressing the SEPA policies came up in this context.

At their June 29th meeting, the Northgate Area Comprehensive Plan Subcommittee of the Northgate Stakeholders Group reviewed a proposal from the Department of Planning and Development (DPD) about the SEPA policies. After adding clarifying language, the Subcommittee endorsed the proposal as shown below. This proposal allows time to address the Northgate SEPA policies in more depth.

In the endorsed proposal, the Northgate SEPA policies that relate to transportation, traffic, pedestrian mobility, and open space would be addressed as part of the current work being done on the Northgate Coordinated Transportation Investment Plan (CTIP) and the Pedestrian and Open Space Plan. The other 2 policies (about drainage and protection of single family neighborhoods) would be analyzed separately by DPD. Draft and final reports outlining the City’s analysis will be provided to the Stakeholders Group and the public, including potential recommendations for changes to the SEPA ordinance, the Land Use Code, neighborhood-specific design guidelines, and/or to Northgate station area planning guidelines.

The current Northgate SEPA policies would remain in place during this review.

Endorsed Proposal for Addressing Northgate SEPA Policies

A. Proposed Text to add to the CTIP Work Plan (new text is underlined)

Task 1. Establish Baseline Policies and Technical Assumptions

Task 1a. Baseline Policies, Paragraph 2:

The CTIP will build on the extensive body of prior transportation planning work and be updated to reflect current conditions and projected future needs. The baseline policies will be drawn from

(a) the Northgate Area Comprehensive Plan; and

(b) “community priorities that are embodied in Resolution 30327 adopted by the City Council in 2001 which approved the Northgate Comprehensive Plan Matrix to aid in implementing the NACP, as well as the recommendations of the Northgate Community Workshops and Northgate Town Center Visioning Charette conducted in 2000 as contained in “understanding Northgate’ and “Refining Our Choices”; and

(c) existing Northgate SEPA Policies (Ordinance 116770), embodied in Resolution 30327. The goal of the City's review is to honor the intent of the policies and to place them in an appropriate regulatory framework. The Northgate SEPA policies in Ordinance 116770 will remain in place during this review; and

(e) (d) The Planning Commission's recommended open space and pedestrian connection plan. (Draft Plan, July 2004, Department of Planning and Development/Planning Commission)

Task 6: Prepare Draft Report with Recommendations, Paragraph 2

DPD will prepare a draft report summarizing its analysis of the existing Northgate SEPA Policies (Ordinance 116770), with recommendations.

The consultant will prepare a draft report summarizing the key findings of Tasks 2 through 5, with recommendations. The City project manager will assemble comments and transmit them in writing to the consultant project manager.

Task 8: Final Consultant Report

The consultant will prepare a final report incorporating comments assembled in Task 6. The consultant will print 15 bound copies and one original for reproduction by the City. The consultant will also prepare the final report in a format suitable for the City's website and distribution electronically. DPD will provide a final report summarizing its analysis and recommendations for the existing Northgate SEPA Policies (Ordinance 116770).

B. Proposed Text to add to the Scope of Work for the Pedestrian and Open Space Plan

The Subcommittee recommends that the following language be added to the Scope of Work currently being developed by DPD:

"DPD will review the existing Northgate SEPA Policies (Ordinance 116770) relating to open space and pedestrian safety and mobility. The goals are to honor the intent of the policies and to place them in an appropriate regulatory framework. DPD will consider changes to Land Use Code, SEPA policies, and design guidelines to optimize desired open space, pedestrian connections and streetscapes. The analysis and recommendations about the existing Northgate SEPA Policies will be integrated with DPD's draft and final report prepared as part of the CTIP scope of work. The Northgate SEPA policies in Ordinance 116770 will remain in place during this review."

C. DPD Analysis of Northgate SEPA Policies related to single family neighborhood protection and drainage (Implementation Guidelines 4.3 and 14.1)

The Northgate Stakeholders Group Comprehensive Plan Subcommittee recommends that DPD review and analyze the non-transportation related Northgate SEPA Policies (Implementation Guidelines 4.3 and 14.1) with the goals of honoring the intent of these policies and placing them in an appropriate regulatory framework. The Northgate SEPA policies in Ordinance 116770 will remain in place during this review.

Department of Planning and Development
City of Seattle
July 22 Meeting Handout
Comp Plan Subcommittee Recommendation on Northgate SEPA Policies

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